



Staff Report PC20-042-ZA

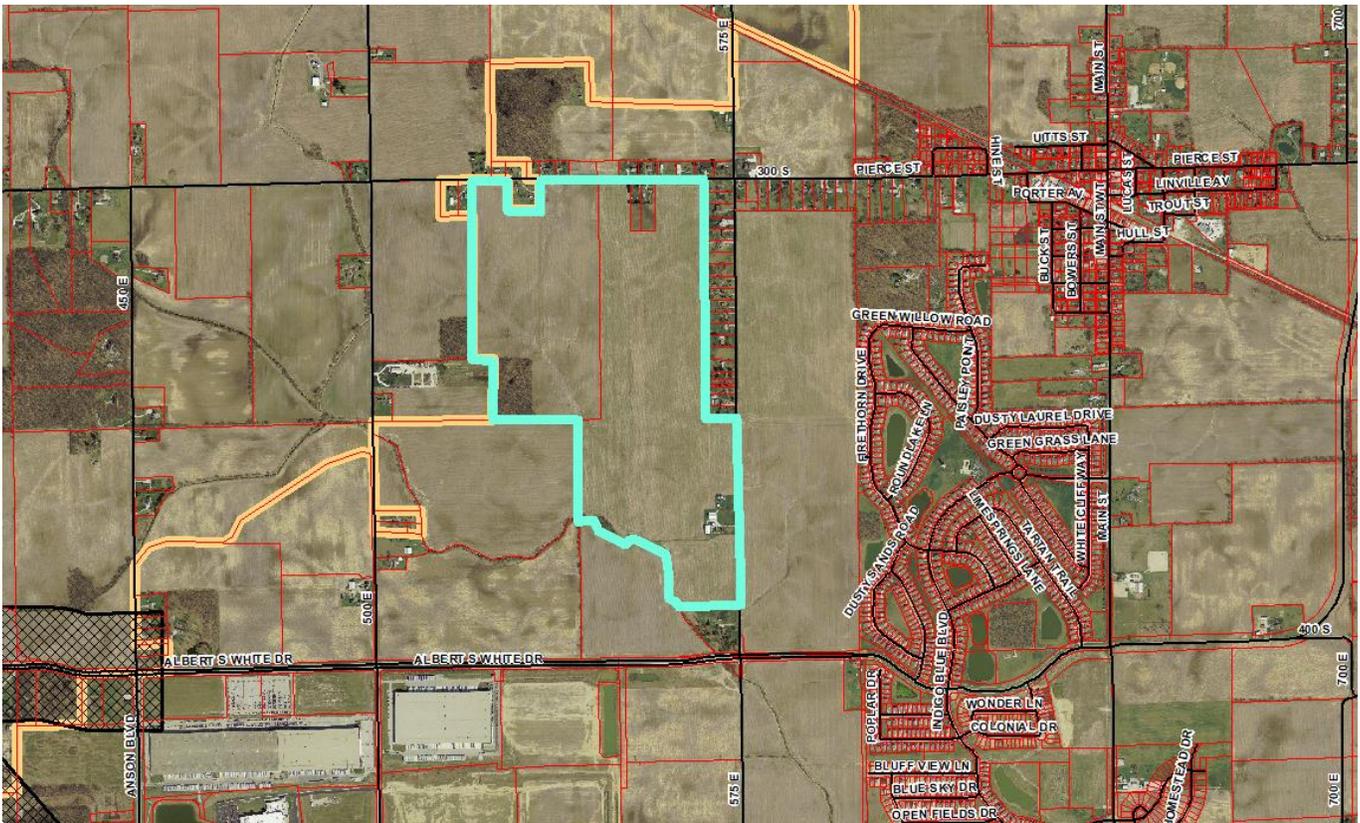
Peabody-Hockett Rezone

Docket PC20-042-ZA – Zone Amendment – Peabody Hockett Properties

The petitioner is requesting approval of a zoning amendment from the AG (Agriculture) Zone to the I-1 (Light Industry) Zone. The subject site contains 365.48 acres and is composed of 4 parcels. The petitioner is proposing to develop the site for warehouse use. The petitioner is GDI Companies and owners are Hockett Real Estate LLC, Peabody Family Farm LLC, and Sara Shelton.

Location

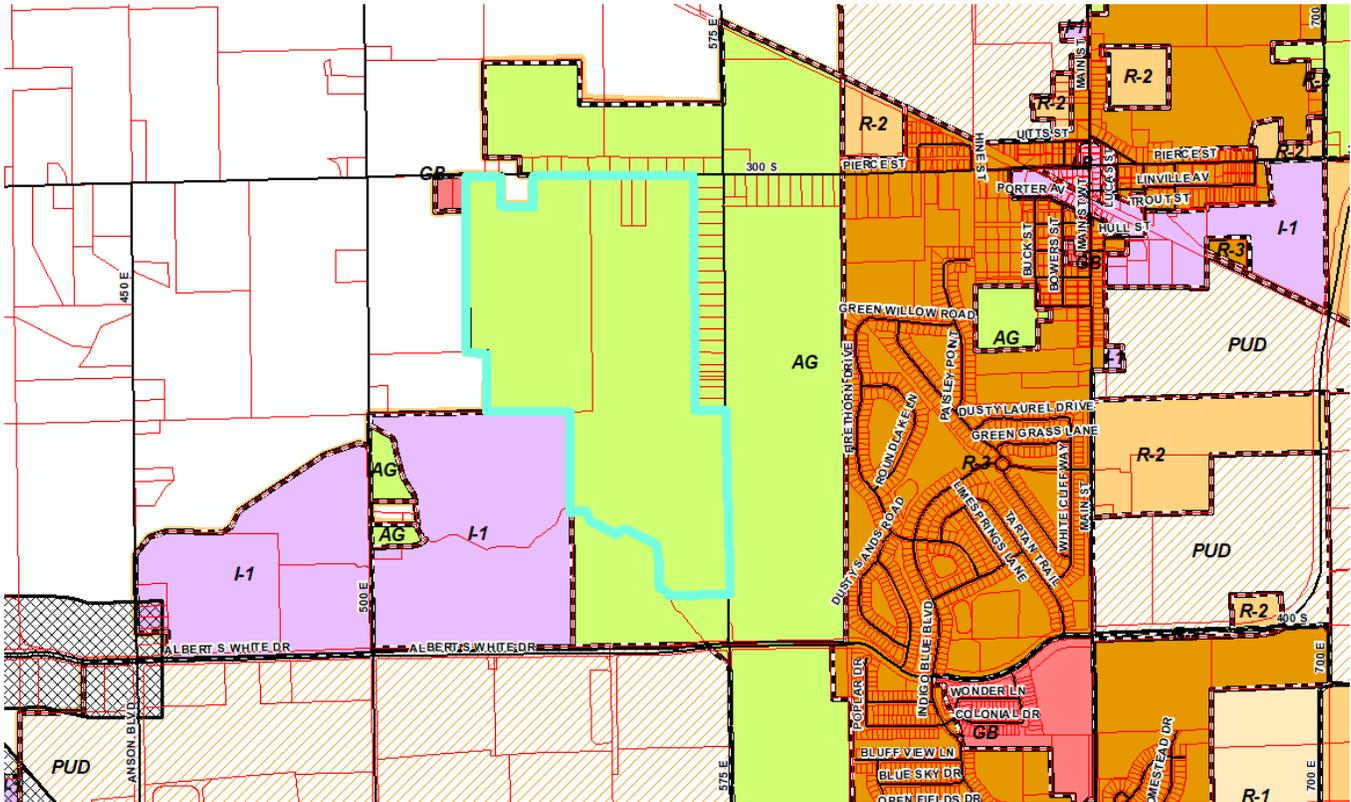
1. The site in question is located on the south side of CR 300 S and the west side of CR 575 E. The existing Fishback Creek Development Area is located adjacent to the southwest of the site. The surrounding area is characterized by residential, industrial and agriculture uses.



Zoning

The map below shows the subject site with existing and surrounding zoning.

- **North:** Zoned AG (Agriculture) under Whitestown and Boone County Jurisdiction.
- **East:** Zoned AG (Agriculture) under Whitestown Jurisdiction.
- **South:** Zoned AG (Agriculture) and I-1 (Light Industry) under Whitestown Jurisdiction.
- **West:** Zoned AG (Agriculture), I-1 (Light Industry), and GB (General Business) under Whitestown and Boone County Jurisdiction.



The site in question is currently zoned AG (agriculture).

- This district is established for all types of agricultural uses and to conserve significant farmland and open space in the community through the creation of contiguous parcels of non-residential acreage and maximizing the clustering of rural residential lots. Development in this district does not require connection to public water or sewers.
- Within the AG Zone, permitted uses include: Schools, parks, government buildings. Farms, plant nursery, and slaughterhouse, among others.

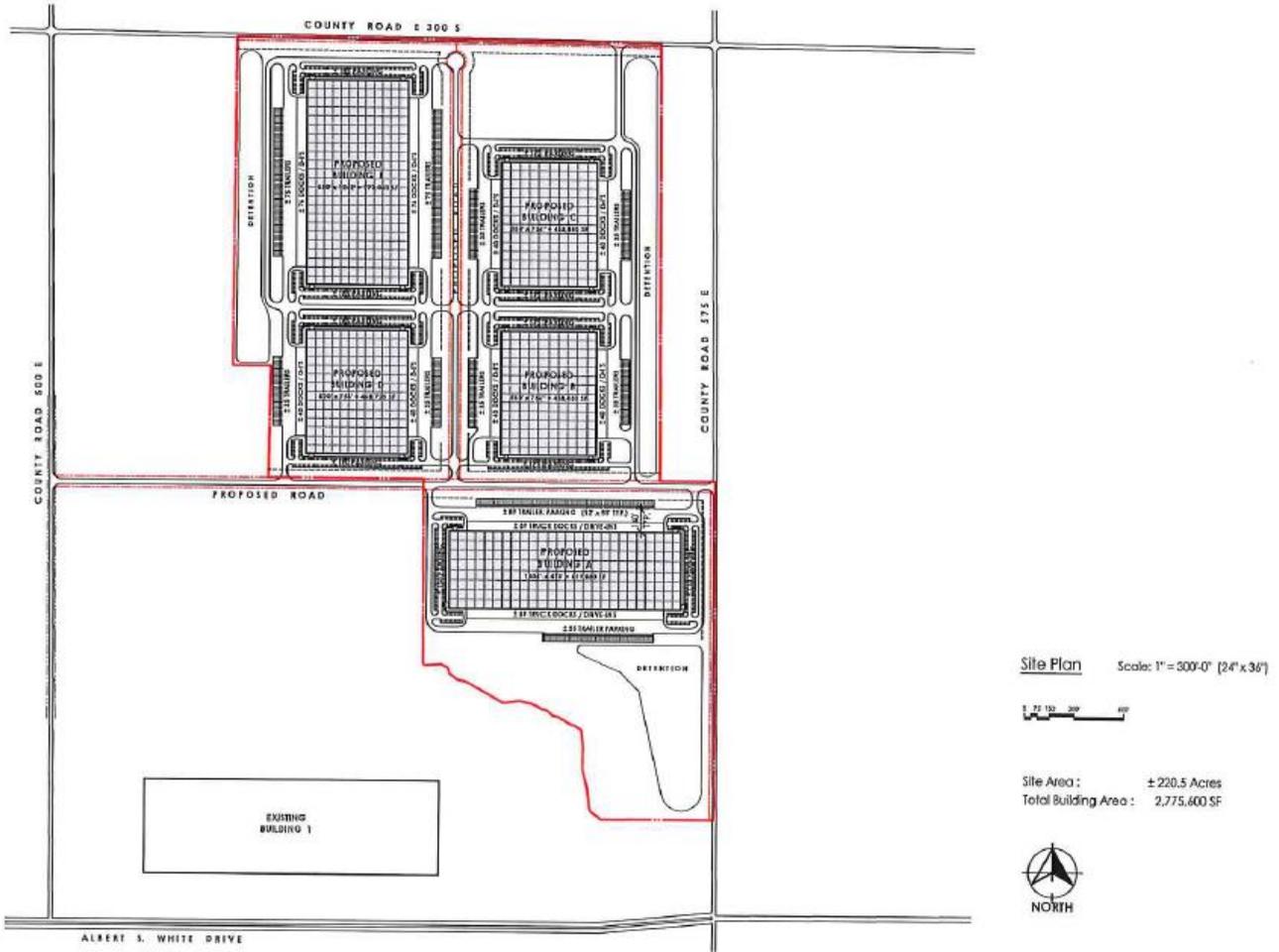
The applicant is proposing to rezone the site in question to I-1 (Light Industry).

- This district is established to accommodate light industrial uses in which all operations, including storage of materials would be confined within a building, and would include warehousing operations. Development in this district requires connection to public water and public sewers and development plan approval.
- Within the I-1 Zone, permitted uses include: Parking lots, office, wholesale trade or storage, compost facility, and farms, among others.

Development Standards			
Zone	Minimum Lot Area	Maximum Lot Coverage	Maximum Building Height
AG	15,000 sq ft	50%	35 ft
I-1	20,000 sq ft	75%	75 ft

Proposed Development

The proposed project is located on approximately 365.48 acres. The petitioners seek to rezone the site to I-1 (Light Industry) for future warehouse development. Preliminary plans show five structures, three detention ponds, and a proposed roadway to be constructed between CR 575 E and CR 500 E.



Fishback Creek Business Park II CR 500 E / CR 575 E / CR E 300 S - WHITESTOWN, INDIANA

28 SEPTEMBER 2020

ARCHITECTURE®

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Comprehensive Plan

The proposed zone amendment is in agreeance with the following components of the Whitestown Comprehensive Plan:

Goals and Objectives

1. Attract, new high-quality business and development to Whitestown in order to provide a diverse and sustainable employment and tax base for the community.
 - a. Develop an appropriate economic development product to serve community interest and market opportunities.

Economic Development Goals

5. Maintain and pursue diversity of commercial and industrial businesses.

The proposed zone amendment is not in agreeance with the following components of the Whitestown Comprehensive Plan:

Goals and Objectives

4. Continue and enhance focus on the development of a sustainable quality of place in Whitestown to serve all people.
 - b. Work to promote the continued development of quality residential product while being sensitive to the heritage of the community.

Economic Development Goals

1. Industrial/Commercial growth is to be pursued if it supports the value, character, and quality of place desired by the community.

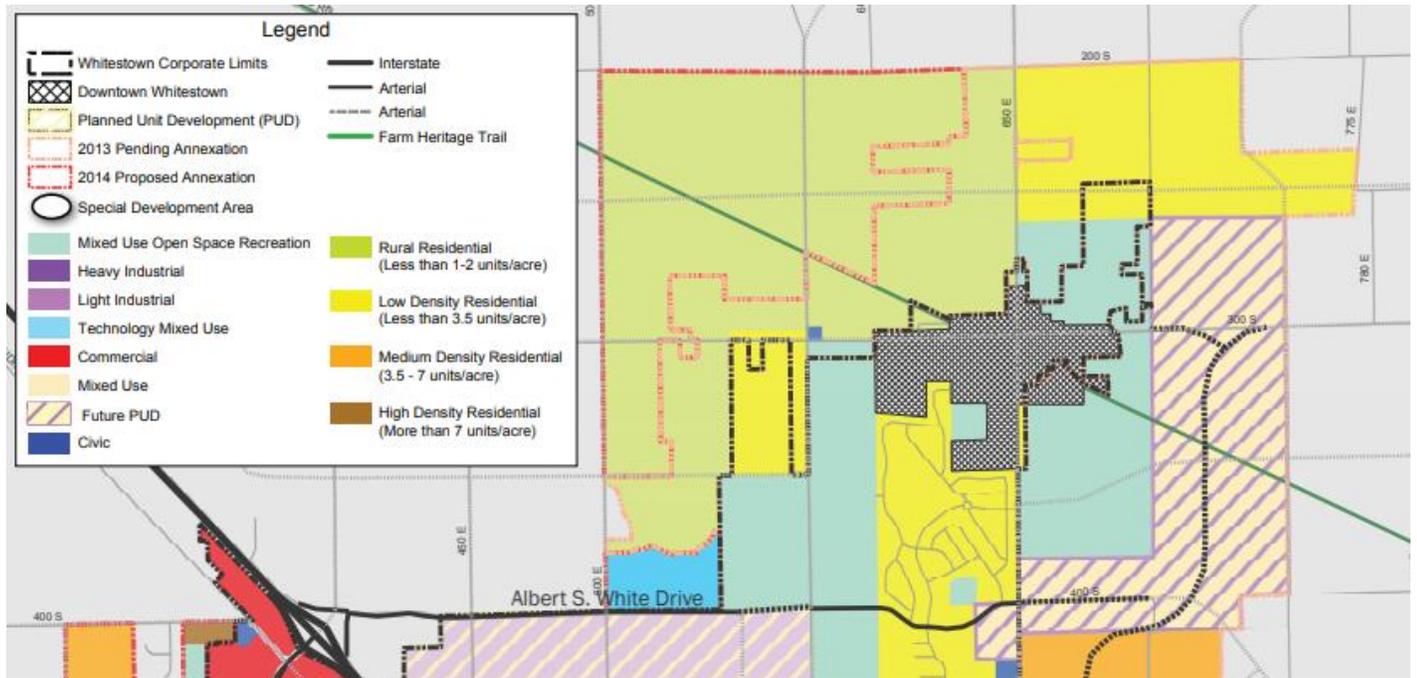
Land Use Goals

7. The community needs to grow and develop, but such activities need to be sensitive to how they relate to existing uses and agricultural areas.

Sub-goal 1: Manage community growth and mitigate conflicting land uses.

Future Land Use Plan

The 2015 Comprehensive Plan identifies the subject site as Rural Residential (Less than 1-2 units/acre), Low Density Residential (Less than 3.5 units/acre), and Mixed Use Open Space Recreation.



Thoroughfare Plan

The 2018 Thoroughfare Plan identifies CR 575 E and CR 300 S as Major Collector roadways.

- Major collectors gather traffic from local roads and connect them to the arterial network. They provide a balance between access to land and corridor mobility. Major collectors provide connectivity to traffic generators not already on the arterial system, such as schools, parks, and major employers.

Decision Guidelines

Per the Unified Development Ordinance, Section 11.15 I., the Whitestown Plan Commission and Town Council shall pay reasonable regard to the following five decision criteria when taking action on all rezoning requests:

1. The Comprehensive Plan;
2. The current conditions and the character of current structures and uses in each district;
3. The most desirable use for which the land in each district is adapted;
4. The conservation of property values throughout the Jurisdictional Area; and,
5. Responsible development and growth.

Staff Comments

1. The rezoning process is a legislative act. The Plan Commission will make a recommendation to the Town Council and the Town Council will make the final decision. Because this is a legislative act, the Plan Commission can require that certain commitments be made part of the rezoning and then run with the land.
2. The Plan Commission should maintain and enforce the Unified Development Ordinance to achieve the goals of the Comprehensive Plan.
3. The Plan Commission should ensure the goals of the Comprehensive Plan and the Transportation Plan are met.
4. The applicant has filed a petition with the Town of Whitestown to annex the site addressed 5311 E 300 South which is located north of the area to be rezoned and will be included in the proposed site plan development plan if the zone amendment is approved.